



City of Seattle

Gregory J. Nickels, Mayor

Department of Design, Construction and Land Use

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE
STANDARD RECORDING REQUIREMENTS AND FEES FOR SHORT
SUBDIVISIONS**

Application Number: 2207945

Applicant Name: Brittani Ard

Address of Proposal: 9501 Roosevelt Way NE

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into six unit lots. This subdivision of property is only for the purpose of allowing sale or lease of the unit lots. Development standards will be applied to the original parcel and not to each of the new lots. The construction of townhouses is being reviewed under Project No. 2206679.

The following approval is required:

Short Subdivision - To subdivide one parcel into six.
(SMC Chapter 23.24)

BACKGROUND DATA

Zoning: L2

Date of Site Visit: NA

Uses on Site: Single family residential

Substantive Site Characteristics: Corner lot at Roosevelt Way NE and NE 95th Street. Single family zone and development across alley to west. Large multifamily and commercial structures across Roosevelt Way NE to the east. Alley is shown as paved on the City's GIS map, but it does meander through its platted right-of-way, and public comments attest to the

potholed status of this gravel paving. There is a gentle grade change in the alley and adjacent properties which directs water toward the area where the alley meets the street, and where the proposed access for vehicles serving the six new residences would be taken.

Public Comment

Three comment letters received. Concerns regarded lack of adequacy of alley improvements to sustain increased traffic, traffic and parking impacts along NE 95th Street, and loss of privacy for the adjacent single family residence.

ANALYSIS – SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following applicable facts and conditions are found to exist.

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees.*

Summary

Based on information provided by the applicant, referral comments as appropriate from DCLU, Water (SPU), Fire Departments (SFD), Seattle City Light, and Parks and review by the Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of this decision. As conditioned to ensure that maintenance of the fence protecting NE 95th Street from glare of vehicles accessing the property, this short subdivision can be provided with vehicular access, public and private utilities and access (including emergency vehicles). Adequate provisions for drainage control, water supply and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposal site is not located in a mapped environmentally critical area nor were any environmentally critical areas observed on site;

therefore SMC 25.09.240 is not applicable. The proposed plat maximizes the retention of existing trees. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**. Applicant must meet all standard recording requirements and conditions and/or requirements as attached to approval cover letter. Applicant must also revise the maintenance agreement as stated below.

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall

1. Comply with all applicable standard recording requirements and instructions.
2. Expand the common maintenance agreement to ensure that all owners are responsible, individually and separately, for maintenance of the fence beginning on the south property line to the point where it connects with Unit C.

Conditions of Approval Following Recording:

Prior to Issuance of any Building Permit

2. The owner(s) and/or responsible party(s) shall attach a copy of the recorded short subdivision to all permit application plans for any application for a permit to construct, demolish, or change use.

Signature: _____ (signature on file) Date: August 7, 2003
Paul M. Janos, Land Use Planner
Department of Design, Construction and Land Use
Land Use Services

PMJ:bg

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